

# 9 Elm Grove, Lobethal, SA 5241

Adelaide Hills

## House For Sale

Tuesday, 25 June 2024

9 Elm Grove, Lobethal, SA 5241

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1094 m2**

**Type: House**



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**\$785,000 - \$810,000**

Consider adding this home to your inspection list if you're searching for a spacious, comfortable and secure home in this popular hills town. Once you're here, you may decide to scrap that list altogether! This is a well-proportioned home. The bedrooms are generously sized, with the master featuring a walk-in robe and ensuite bathroom. Bedrooms 2, 3, and 4 include floor-to-ceiling built-in robes and easy access to a three-way family bathroom. There's no lack of storage here. The living room at the front of the home serves as a perfect parent's retreat or evening TV spot away from sleeping areas. The kitchen has been renovated by the current owners and also boasts a walk-in pantry. Deep drawers provide plenty of space for all your kitchen equipment. A tiled family room supplies another area for play and relaxation with access to the rear verandah. There's a study adjacent to the kitchen that could be utilised as a dining space or possibly transform it into a butler's pantry depending on your needs. The choice is yours - It's a very versatile floor plan. The slow combustion heater warms the entire home during winter and stay cool in summer with ducted cooling and shade shutters to the family room. The courtyard accessible from the meals area is perfect for intimate entertaining, while a covered verandah at the rear accommodates larger gatherings. The roof has also been recently resealed. The landscaped rear yard is easily accessed via a side driveway with double gates, leading to a powered and concreted workshop/garage - ideal for tradespeople or DIY enthusiasts and those looking for a spot to keep the caravan, boat or trailer. The location is ideal - a tree-lined street just a short walk from the supermarket, public transport, sports oval and local eateries. You could easily take a stroll to the very popular Lobethal Bier House for a tasty pizza and a pint or two on the weekends. There's also a long list of fabulous wineries a short drive away. In essence, 9 Elm Grove is perfect for those looking to settle in for the long term. With so much to offer, it's worth a closer look. I'm looking forward to showing you around!